



CITY OF BEAVERTON
Community Development Department
Development Services Division
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

DATE OF NOTICE: October 28, 2004

The Beaverton Facilities Review Committee will hold a technical meeting with the applicant on **Wednesday, November 17, 2004** to consider the following application:

Project Name: T's Nails Home Occupation and Parking Determination

Case File No.: HO2004-0014 & PD2004-0005

Summary of Application: The applicant proposes to operate a nail salon studio. The studio is proposed to be located in the southeast corner of the first floor of the dwelling unit. There will be no more than 8 daily customers on the premises at the location. A ventilation fan could be installed if required by the Building Division. The applicant proposes to use a "gel" style nail polish rather than the common acrylic nail polish to reduce odor. The Parking Agreement is between the Meridian Village Home Owners Association and the applicant for the purposes of a Home Occupation Permit. The Applicant has requested the exclusive use of the common parking stall in front of the residence for the Home Occupation at the above referenced location.

Site Description:

Map & Tax Lot Number: Map # 1S1-06AC Lot #20400

Site Address: 17221 SW Baseline Road

Cross Street: SW Baseline Road & SW 173rd Avenue

Zoning: Station Community – High Density (SC-HDR)

Neighborhood Association Committee: Five Oaks

Staff Planner: Jeff Caines Phone Number: (503) 526-2419

Applicable Development Code Approval Criteria: Development Code Section 40.40.15.2.C & 40.55.15.2.C

You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.

The Facilities Review Committee will forward a recommendation to the Director on the development application based on its conformity to the technical criteria specified in Section 40.03 of the Development Code.

The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting. To be addressed in the Director's Decision, written comments on the development application must be submitted no later than **4:30 p.m. on Tuesday, November 16, 2004**. Mailed written comments should be sent to the Beaverton Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Beaverton Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.